

Minutes
Board of Supervisors
Regular Meeting
March 17, 2015

Members Present: Johnny Woodward, Chairman At-Large
D. Keith Guzy, District 1
David Wiatrowski, District 2
J. C. Cave, District 3
Darrell Short, District 4
Dorothy F. Pendley, District 5

Staff Present: Amity Moler, County Administrator
Regina Miller, Assistant to the County Administrator
Nathan Miller, County Attorney
Clark Draper, Planning & Community Development Director
John Thomas, Sheriff
Ben Blevins, Management Analyst
75 Citizens

Call to Order:

Chairman Johnny Woodard called to order the regular meeting of the Page County Board of Supervisors on March 17, 2015, at 7:00 p.m., at the Stanley Elementary School located at 306 Aylor Grubbs Avenue, Stanley VA. The Call to Order was followed by the *Pledge of Allegiance* lead by Gary Gibbs and the Invocation given by Reverend Steve Creech.

Adoption of the Agenda:

Chairman Woodward said the item Moral Obligation Resolution – School's Performance Contracting under Action Matters has been removed until April the 7th meeting. Supervisor Wiatrowski asked to add Page County Board Rules and Procedures to New Business.

Motion: Supervisor Guzy moved to adopt agenda with addition of reviewing Rules and Procedures. Supervisor Short seconded and the motion carried by a vote of 6-0. Aye: Guzy, Wiatrowski, Cave, Short, Pendley, Woodward. Nay: None.

Public Hearing – Special Use Permit – Mountain View:

Chairman Woodward opened the public hearing on the Special Use Permit for Mountain View at 7:17 p.m.

Clark Draper, Planning and Community Development Director, said an application for a special use permit has been filed by Mountain View Resorts LLC to operate a commercial campground. The site is adjacent to the Yogi Bear Jellystone Park which is also operated by Mountain View Resorts and would function as an expansion of the current operation. There are no outstanding issues with the application and the Planning

Commission held a public hearing on February 24, 2015, and unanimously voted to recommend the Board of Supervisors approve the application.

There were no public comments during the hearing. Chairman Woodward closed the hearing at 7:18 p. m.

Supervisor Guzy asked if Mountain View Resorts would post signs and repair the neighbor's fence and patrol in the future to keep campers off the neighbor's property. The owner said they would.

Motion: Supervisor Short moved that the Page County Board of Supervisors approve the Mountain View Resorts, LLC, Special Use Permit Application to allow for a commercial campground in the A-1 (Agriculture) Zoning District with the attached conditions and that the Planning Director will follow-up on the sign and fence issue. Supervisor Wiatrowski seconded and the motion carried by a vote of 6-0. Aye: Wiatrowski, Cave, Short, Pendley, Guzy, Woodward. Nay: None.

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Special Use Permit – Mountain View Resorts, LLC
Tax Map # 43-A-155

1. This special use permit is transferable. It will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of ninety-nine (99) years.
2. The applicant shall adhere to the development plat, unless stricter conditions or ordinances apply.
3. The business shall be in compliance with all County and State agency regulations.
4. Business uses outside the realm of campground use is prohibited.
5. Any outdoor fires on the property shall be enclosed by a fire ring. All fire rings shall be enclosed by a non-flammable material at least 8" in height.
6. Any lighting that is provided on the property will be directed downwards, so as not to produce a glare onto adjoining properties.
7. This special use permit may be revoked upon material non-compliance with the terms of the permit or upon violation of any other relevant terms of the Zoning Ordinance of the County of Page, Virginia.
8. Any change of use or expansion of the business will require another special use permit.

The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit conditions.

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Public Hearing - Rezoning Request – Tarrega:

Chairman Woodward opened the public hearing on the Tarrega rezoning request at 7:21 p.m.

Mr. Draper said that an application for rezoning has been filed by Tarrega Associates LLC, to expand an existing commercial parking lot. The Planning Commission held a public hearing on February 10, 2015, and voted unanimously to recommend the Board of Supervisors approve the application, as submitted.

There were no speakers during the public hearing. Chairman Woodward closed the hearing at 7:23 p.m.

Motion: Supervisor Short moved that the Page County Board of Supervisors approve the Tarrega Associates LLC rezoning application to change the current A-1 (Agriculture) zoned portion of parcel 50-A-19C to C-1 (Commercial). Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Cave, Short, Pendley, Guzy, Wiatrowski, Woodward. Nay: None.

Special Use Permit – Michael Alger:

Chairman Woodward opened the public hearing for the special use permit for Michael Alger at 7:27 p. m.

Mr. Draper explained that an application for a special use permit has been filed by Michael Alger to construct a commercial kitchen and operate a catering business from a newly constructed building. The Planning Commission held a public hearing on February 10, 2015, and voted unanimously to recommend to the Board of Supervisors to approve the application, as submitted with the attached conditions.

There were no speakers during the hearing. Chairman Woodward closed the hearing at 7:29 p. m.

Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the Alger Special Use Permit application allowing the operation of a commercial kitchen, as presented, with the attached conditions. Supervisor Wiatrowski seconded and the motion carried by a vote of 6-0. Aye: Short, Pendley, Guzy, Wiatrowski, Cave, Woodward. Nay: None.

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Special Use Permit – Michael Alger – Catering Kitchen
Tax Map # 16-A-44

1. This special use permit is transferable. It will meet the requirements in an have privileges provided for in the Page County Zoning Ordinance and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of thirty (30) years.

2. The applicant shall adhere to the development plat, unless stricter conditions or ordinances apply.
3. The proposed business is allowed one freestanding advertisement business sign on this property, not to exceed 10' in height and 40 square feet in area. The business sign may be permitted a ground mounted light, only to be projected onto the sign.
4. The business shall be in compliance with all County and State agency regulations.
5. Business uses outside the realm of a catering kitchen use is prohibited.
6. Any lighting that is provided on the property will be directed downwards, so as not to produce a glare onto adjoining properties.
7. This special use permit may be revoked upon material non-compliance with the terms of the permit or upon violation of any other relevant terms of the Zoning Ordinance of the County of Page, Virginia.
8. Any change of use or expansion of the business will require another special use permit.

The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit conditions.

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Presentations, Proclamations and Awards:

Sheriff's Department Accreditation:

Lewis Battle, Commissioner of the Professional Standards Commission, and Chief of the Warrenton Police Department, presented a certificate of accreditation to the Page County Sheriff's Office. He said this is the fourth award they have received, which equals 16 years of excellence. He then presented the certificate to Sheriff Thomas.

Sheriff Thomas said this would not be possible without exceptional staff. He specifically thanked Tina Sumpter for her hard work in tracking documentation for the accreditation process and working hard to see that it is done.

Shenandoah Valley Electric Cooperative Petition:

Chris Morris gave a presentation on his electric bills from Shenandoah Valley Electric Cooperative (SVEC). He said that many citizens of Page County have expressed their concerns over the increase in rates and the poor customer service. He said SVEC will not explain their bills and are rude. He explained he had over 1,300 signatures of citizens that have signed a petition that share the same concern.

Myron Rummel, CEO of Shenandoah Valley Electric Cooperative, said they acquired the service from Allegheny Power in 2010 because they did not want to service this area any longer. This acquisition was approved by the Virginia State Corporation Commission. Part of this acquisition with the State Corporation Commission was to agree not to increase rates from 2010 until July 2014. The State Corporation Commission approves all of the rate increases, and they increased their rates by 5% in

July 2014 and then 3% in January 2015. The main factor in the increases has been the cold winter. As a consumer owned organization, they only collect the funds they need for the operation of the system. Since they have acquired the facilities, they have spent more than \$6 million in right-of-way clearing and in improving the quality of service and reliability. They have made capital improvements of \$14 million.

Public Comments on Agenda Items:

There were no speakers.

Action Matters:

Special Entertainment Permit – Marlow Ford:

Mr. Draper said that Marlow Ford has requested a special entertainment permit for its annual customer appreciation day. Marlow Ford has held this event for the last five years. Both Sheriff Thomas and Jeff Hensley have stated they have no outstanding issues with this application. He recommended approval.

Motion: Supervisor Cave moved that the Board of Supervisors approve the Special Entertainment Permit application for Marlow Ford for their planned April 25, 2015 event. Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Pendley, Guzy, Wiatrowski, Cave, Short, Woodward. Nay: None.

Shentel Tower Agreement:

Mrs. Moler said that in 2005 Page County entered into an agreement with Shentel to lease a piece of property located at the Battle Creek Landfill for the construction of and access to their cell tower. Page County receives a monthly lease payment, with a built-in annual inflation rate. This agreement shall renew for four additional five year terms.

Supervisor Cave asked if there are co-locations on the tower and if so does Page County get that lease payment at well. Mrs. Moler explained that any co-locations have to go through Shentel, since they are the owner of the tower.

Motion: Supervisor Short moved to approve the Second Amendment to the Site Agreement between the County of Page and Shenandoah Mobile, LLC. Supervisor Pendley seconded and the motion carried by a vote of 6-0. Aye: Guzy, Wiatrowski, Cave, Short, Pendley, Woodward. Nay: None.

Budget Changes:

Ben Blevins, Management Analyst, reviewed the budget changes with the Board.

Department	Description	Revenue Source	Expenditure	Amount
Commonwealth Attorney	Additional funding	Federal Asset Forfeiture	Commonwealth Attorney	\$500
Finance	Additional funding	Capital Loan	Finance	\$151,454
Total				\$151,954

Motion: Supervisor Guzy moved to approve the appropriation of Federal Asset Forfeiture funds in the amount of \$500 to the Commonwealth Attorney's Office and to approve the appropriation of the remaining capital loan from SunTrust Bank in the amount \$151,454 to the Finance Department. Supervisor Cave seconded and the motion carried by a vote of 6-0. Aye: Wiatrowski, Cave, Short, Pendley, Guzy, Woodward. Nay: None.

Board and Commission Appointments:

Regina Miller, Assistant to the County Administrator, reviewed the Board and Commission Appointment as follows:

Broadband Authority:

The term of Travis Clark (District 2) expires on April 1, 2015. Mr. Clark has indicated that he is interested in serving another four year term. Supervisor Wiatrowski plans to recommend his appointment.

Motion: Supervisor Wiatrowski moved to appoint Travis Clark to the Broadband Authority, as the District 2 representative, for a four year term from April 2, 2015 through April 1, 2019. Supervisor Pendley seconded and the motion carried by a vote of 6-0. Aye: Cave, Short, Pendley, Guzy, Wiatrowski, Woodward. Nay: None.

Old Dominion Alcohol Safety Action Program Board/Old Dominion Community Criminal Justice Board:

Major Jason Pettit currently serves on the Old Dominion Alcohol Safety Action program Board/Old Dominion Community Criminal Justice Board, but does not want to continue. It has been recommended by Old Dominion Court Services that Captain Rusty McCoy (Page County Sheriff's Office) be appointed to serve a three-year term to both Boards.

Motion: Supervisor Cave moved to appoint Captain Rusty McCoy to the Old Dominion Alcohol Safety Action Program Board and the Old Dominion Community Criminal Justice Board for a three year term. Supervisor Short seconded and the motion carried by a vote of 6-0. Aye: Short, Pendley, Guzy, Wiatrowski, Cave, Woodward. Nay: None.

Consent Agenda:

Motion: Supervisor Short moved to approve the Consent Agenda as follows:

- Financial reports for the period of February 1-28, 2015;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$1,300,708.21 for the month of February 2015;
- Minutes of February 3, 2015 and February 6, 2015;
- Coyote claims to Dwayne Huffman, Bryan Nelson (5 claims), Cameron Tiller and Dakota Hensley, totaling \$400.00

Supervisor Guzy seconded and the motion carried by a vote of 6-0. Aye: Pendley, Guzy, Wiatrowski, Cave, Short, Woodward. Nay: None.

Old Business – Stanley Well Agreement:

Nathan Miller, County Attorney, said he has received the contract from Stanley concerning the Town of Stanley well and it appears that the Board can approve it at the April meeting. Mr. Miller said he would send a copy with changes highlighted for the Board so they can review.

New Business:

Supervisor's Corner – March 2015:

Supervisor Wiatrowski presented the March edition of Supervisor's Corner for the Board to review. Upon review, the Board had no questions; therefore, it will be published on the County's website.

Rules of Procedure Amendment:

Supervisor Wiatrowski mentioned that all votes should be in a rotation to include the Chairman, so that no member shall cast their vote first or last for every vote.

Motion: Supervisor Wiatrowski moved to amend Rules of Procedure for votes to go in rotation and to include the Chairman in the rotation. Supervisor Pendley seconded and the motion carried by a vote of 6-0. Aye: Guzy, Wiatrowski, Cave, Short, Pendley, Woodward. Nay: None.

Open Public Comments:

Susan Dees asked the Board to fund the libraries. The citizens would lose a lot of programs if they are not funded. The Board and the Massanutten Regional Library need to work together to bring all three Page County libraries back into the system so the citizens of the County can move into the 21st century with libraries that have the latest books and most information networks available, with a minimal expense.

Nancy Krause expressed that she serves as a Trustee, representing Page County, on the Massanutten Regional Library Board. She said that libraries have embraced technology and enhanced accessibility so those who do not have a computer can use the libraries. She then outlined the various services offered by the library and asked the Board to continue funding the libraries.

Stephen Creech thanked the Board for the past years support they have given to the Massanutten Regional Library. He said if the Board takes away the funding they will not survive.

Rose Ann Smythe said the library is the heart of a community. The Page Library is a busy place and a wonderful community center.

Jennifer Blevins said her family goes to the library all the time, she explained her husband is a brain cancer survivor and the library is a very important part of his life. She hopes that the library system does not change and asked the Board to fund them.

John Mayeux commented on the school performance contracting and said it is a win-win for the school system and asked the Board to consider approving it.

Neska said she agreed with everything that has been said concerning the libraries. She said the Page Library is a gem and every town needs one.

Administrator's Report:

Mrs. Moler said a contract from Baughan Construction is being reviewed by the County Attorney and as soon as it's approved the courthouse security project will go forward. Cell 10 at the Landfill is also moving forward. The advertisement will go out soon to accept bids for excavation and hauling the dirt that needs to be removed. She said interviews for the Benefits Coordinator position were conducted and an offer will be made to one of the candidates with the week.

Supervisors Time:

Supervisor Wiatrowski thanked the Sheriff and his department for all they do. He thanked the library staff and hopes that the funding will continue.

Supervisor Cave thanked everyone for coming out. He said budgeting time is a balancing act, but the Board does not want to close the Libraries. In April, they will talk more about Johnson Controls. He then apologized because the Board cannot lower electric rates. Lastly, he congratulated the Sheriff for his accreditation achievement.

Supervisor Guzy congratulated the Sheriff's Office for the accreditation. He said that last year funding to the library was increased, but the Board has a budget process they must follow. He also apologized for not being able to lower electric rates.

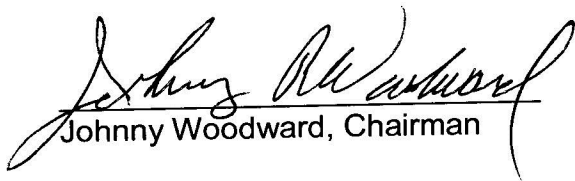
Supervisor Short told everyone to enjoy the beautiful weather.

Supervisor Pendley thanked everyone for coming out and said she supports the school system, Sheriff's Office and the library.

Chairman Woodward thanked everyone for attending.

Adjourn: 8:35 p. m.

With no further business, Chairman Woodward adjourned the meeting.


Johnny Woodward, Chairman


Amity Moler, County Administrator